

CHESHIRE EAST COUNCIL

Minutes of a meeting of the **Strategic Planning Board**
held on Wednesday, 2nd August, 2017 at Council Chamber, Municipal
Buildings, Earle Street, Crewe CW1 2BJ

PRESENT

Councillor G Merry (Chairman)
Councillor J Hammond (Vice-Chairman)

Councillors B Burkhill, T Fox, S Hogben, D Hough, J Jackson, J Macrae,
S Pochin, M Sewart, L Smetham and L Wardlaw

OFFICERS IN ATTENDANCE

Ms S Dillon (Senior Lawyer), Mr D Evans (Principal Planning Officer), Mr P
Hurdus (Highways Development Manager), Mr D Malcolm (Head of Planning
(Regulation)) and Ms S Orrell (Principal Planning Officer)

28 APOLOGIES FOR ABSENCE

None.

29 DECLARATIONS OF INTEREST/PRE DETERMINATION

None.

30 PUBLIC SPEAKING

RESOLVED

That the public speaking procedure be noted.

31 15/5840C-OUTLINE PLANNING PERMISSION FOR UP TO 235 RESIDENTIAL DWELLINGS (INCLUDING UP TO 30% AFFORDABLE HOUSING), INTRODUCTION OF STRUCTURAL PLANTING AND LANDSCAPING, INFORMAL PUBLIC OPEN SPACE, AND CHILDREN'S PLAY AREA, 0.22HA FOR A COMMUNITY FACILITY (USE CLASS D1 OR D2), SURFACE WATER FLOOD MITIGATION AND ATTENUATION, VEHICULAR ACCESS POINT FROM WARMINGHAM LANE AND ASSOCIATED ANCILLARY WORKS. ALL MATTERS TO BE RESERVED WITH THE EXCEPTION OF THE MAIN SITE ACCESS, LAND OFF WARMINGHAM LANE, MIDDLEWICH, CHESHIRE FOR GLADMAN DEVELOPMENTS

Consideration was given to the above application.

(Parish Councillor Alan Holder, representing Moston Parish Council and Kate
Fitzgerald, representing the applicant attended the meeting and spoke in respect

of the application. In addition a statement was read out on behalf of Councillor B Walmsley, the Ward Councillor).

RESOLVED

That for the reasons set out in the report and in the written and verbal update to Board, the application be approved, subject to the completion of a Section 106 Agreement securing the following :-

- Management Company to maintain all open space in perpetuity (including, inter alia, the NEAP, woodland, general amenity open space, village green, nature conservation area, drainage areas, ponds and any other areas of incidental open space not within private gardens or the adopted highway).
- 10% Affordable Housing
- Funding for the TROs necessary on Warmingham Lane/Travel Plan Co-ordinator (£5000)
- Contribution of £1,223,645 towards the provision of the Middlewich Eastern Relief Road with a phased contribution.
- Should the Middlewich Eastern Bypass not come forward within a reasonable time frame the money be spent on either affordable housing and/or education provision.

A report providing further information and clarification on this would be brought back to the next meeting.

And the following conditions:-

1. Standard Outline
2. Submission of Reserved Matters
3. Time limit for submission of reserved matters
4. Prior to the submission of any reserved matter application a detailed masterplan and design code shall be submitted to the LPA for approval in writing
5. The framework plan is not approved as the spatial parameters of the scheme other than establishing the overall coverage of the site with green infrastructure
6. No development shall commence until a mitigation scheme for protecting the proposed dwellings from traffic noise has been submitted to and approved by the Local Planning Authority; all works which form part of the scheme shall be completed before any of the dwellings are occupied.
7. The developer shall agree with the LPA an Environmental and Construction Management Plan (EMP) with respect to the construction phase of the development. The EMP shall identify all potential dust sources and outline suitable mitigation/ pile driving methods and hours of pile driving . The plan shall be implemented and enforced throughout the construction phase.
8. Prior to the commencement of development a Phase I Contaminated Land Risk Assessment shall be submitted to the LPA for approval in writing.
9. The development hereby permitted shall not be commenced until such time as; a scheme to limit the surface water run-off generated by the proposed development, has been submitted to and approved in writing by the local planning authority.

10. detailed design and associated management and maintenance plan of surface water drainage to accommodate (1 in 30 & 1 in 100 (+30% allowance for Climate Change)) & any temporary storage facilities included
11. existing and proposed levels, inc FFL to be approved by Flood Risk
12. Electric vehicle charging
13. NEAP (Min 8 pieces of equipment in min 1000 m sq area) with 30m interface to adj property - details to be provided as part of 1st reserved matters
14. Reserved matters to have updated protected species assessment and detailed mitigation strategy.
15. Raft Foundations
16. Reserved matters application to be supported by an up to date tree survey, Arboricultural Impact Assessment and Arboricultural Method Statement prepared in accordance with BS 5837:2012 Guidelines.
17. Travel planning that includes provision of suitable bus shelters, provision of public transport vouchers to each household to the value of a 3 x 4-weekly Arriva travel cards on first occupation of each dwelling, and provision of one £200 cycle voucher per dwelling to be used as discount against cycle purchase.
18. Residential travel packs
19. The access to the site and associated traffic calming measures along Warmingham Lane shall be constructed in accordance with drawing no. 1279/25. implemented prior to first occupation and maintained for the life of the development.
20. Reserved matters application to provide for the retention and protection of hedgerows.
21. Reserved matters to include scheme to link site with adjoining developments
22. Phasing of development to form part of 1st reserved matters
23. Superfast broadband provision
24. Hedgehog Gaps
25. 10 Year habitat Management Plan
26. Fabric first approach to energy efficiency
27. Development /and or Each phase to incorporate a mix of units of -
1 bed and/or 2 bed dwellings – between 10% and 30% of the number of dwellings
3 bed dwellings – between 20% and 40% of the number of dwellings
4 bed and/or 5 bed dwellings –between 20% and 40% of the number of dwellings
Or in accordance with mix agreed in writing by the LPA
28. Requirement to inform LPA if unexpected contamination found
29. Reserved matters to provide details of bin and bike stores

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Planning (Regulation) has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

32 17/2751N-OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT TO INCLUDE DETAILS OF ACCESS (REVISED APPLICATION INCORPORATING REVISED HIGHWAY

IMPROVEMENTS), LAND SOUTH OF, NANTWICH ROAD, WRENBURY FOR SITEPLAN UK LLP

Consideration was given to the above application.

(Parish Councillor David Craig, representing Wrenbury-cum-Frith Parish Council and David Edwards, an objector attended the meeting and spoke in respect of the application).

RESOLVED

That the application be refused for the following reasons:-

1. The proposed development would be unable to provide a safe and suitable access to and from Nantwich Road and into the village of Wrenbury. This would result in a severe and unacceptable impact in terms of road safety. The development is therefore contrary to Policies SD1 (Sustainable Development in Cheshire East) and SD2 (Sustainable Development Principles) of the Cheshire East Local Plan Strategy and Policy BE.3 (Access and Parking) of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and paragraph 32 of the National Planning Policy Framework and the technical guidance within Manual for Streets, which states that decisions should take account of whether safe and suitable access to the site can be achieved for all people, respectively.

2. The proposed residential development is unsustainable because it is located within the Open Countryside contrary to Policies PG6 (Open Countryside), SD1 (Sustainable Development in Cheshire East) and SD2 (Sustainable Development Principles) of the Cheshire East Local Plan Strategy and Policy RES.5 (Housing in the Open Countryside) of the Borough of Crewe and Nantwich Replacement Local Plan, and the principles of the National Planning Policy Framework, which seek to ensure development is directed to the right location and open countryside is protected from inappropriate development and maintained for future generations enjoyment and use.

3. The proposed development including the hedgerow loss as part of the proposed highways works would have some adverse impact upon the visual character and openness of the landscape/countryside. As such the proposed development is contrary to Policies PG6 (Open Countryside), SD1 (Sustainable Development in Cheshire East), SD2 (Sustainable Development Principles), SE3 (Biodiversity and Geodiversity), SE4 (The Landscape) and SE5 (Trees, Hedgerows and Woodland) of the Cheshire East Local Plan Strategy and Policy NE.5 (Nature Conservation and Habitats) of the Borough of Crewe and Nantwich Replacement Local Plan, and the principles of the National Planning Policy Framework.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chairman (or in her absence the Vice Chairman) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:-

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

2. Provision of Public Open Space and a NEAP (8 pieces of equipment) to be maintained by a private management company

3. Secondary School Education Contribution of £212,455 and a SEN Contribution of £45,500

In Accordance with Section 100B (4)(b) of the Local Government Act 1972, the Chairman of the Board agreed to allow consideration of the following item as a matter of urgency due to an impending Planning Appeal Inquiry the following week and the need for a speedy decision.

33 ITEM OF URGENT BUSINESS-15/4888N - WHITE MOSS QUARRY, BUTTERTON LANE, BARTHOMLEY, CW1 5UJ

Consideration was given to the above report.

RESOLVED

That mitigation of the traffic and transportation impacts of the Development

- at the A5077 Crewe Road/Sandbach Road/Lawton Road (Bank Corner) junction including carriageway widening,

- the introduction to additional lanes on Lawton Road and Sandbach Road south arms of the junction,

- linking the traffic signal junction on Crewe Road with the B5077 Crewe Road/Sandbach Road/Lawton Road (Bank Corner) junction to assist traffic flow and

- removal of the existing pedestrian crossing between the B5077 Crewe Road/Sandbach Road/Lawton Road (Bank Corner) and ASDA junctions

be secured by a financial contribution of £372,000, rather than by a s278 Highways Agreement for Works, and that, in the event of the appeal being allowed, the Head of Planning (Regulation) be instructed to agree a s106 Agreement in the following terms

1. A scheme for the provision of 30% affordable housing 65% to be provided as social rent/affordable rent with 35% intermediate tenure. The scheme shall include: -

The numbers, type, tenure and location on the site of the affordable housing provision –

The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing –

The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved –

The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and –

The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

2. Secondary school education contribution of £964,218.71

3. SEN education contribution of £227,500

4. Primary school education contribution £802,625.46

5. Travel Plan Monitoring sum of £5,000.

6. PROW Contribution of £15,000 towards 12, 37 and 49 in the parish of Haslington.

7. POS, NEAP and LAPS provision and a scheme of management to be maintained in perpetuity

8. A scheme for the restoration and a scheme of management to be maintained 50 years for the area of lowland raised bog.

9. £372,000 to be spent on works for mitigating the traffic and transportation

The meeting commenced at 10.30 am and concluded at 1.05 pm

Councillor G Merry (Chairman)